901 Harvard (107 E 9<sup>th</sup>) Street Houston Heights South

### CERTIFICATE OF APPROPRIATENESS

Application Date: March 2, 2016

Applicant: Rob D. Hellyer, owner

Property: 901 Harvard (107 E 9<sup>th</sup>) Street, Lot 12, Block 230, Houston Heights Subdivision. The property

includes a historic 896 square foot, one-story wood frame single-family residence and 3,267

square foot commercial structure situated on a 6,600 square foot (50' x 132') corner lot.

Significance: Contributing Bungalow-style residence, constructed circa 1920, located in the Houston Heights

Historic District South. Also on the property is a one-story former commercial structure. The applicant claims the house was moved to the current location in the 1980s and that many alterations were done, including the porch, front door and side addition, by the previous owner.

**Proposal:** Project Type – Construct five rooftop dormers (four facing E 9<sup>th</sup> Street and one facing the rear)

Install a centrally located interior chimney

Convert a south facing garage door to a pair of windows (facing E 9<sup>th</sup> Street).

• Convert a west facing garage door to a pair of windows

 Convert a portion of the western extension into an inset porch (facing west and to the rear)

 Remove the non-original 117 wood siding and replace with smooth cementitious lap siding with a 5" reveal

See enclosed application materials and detailed project description on p. 5-18 for further details.

**Public Comment:** No public comment received at this time.

Civic Association: No comment received at this time.

**Recommendation: Approval** 

HAHC Action: -

901 Harvard (107 E 9<sup>th</sup>) Street Houston Heights South

### **APPROVAL CRITERIA**

# ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S	D	NA		S - satisfies D - does not satisfy NA - not applicable
$\boxtimes$			(1)	The proposed activity must retain and preserve the historical character of the property;
			(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
$\boxtimes$			(3)	The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
$\boxtimes$			(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
			(5)	The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
			(6)	New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
			(7)	The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
			(8)	Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
			(9)	The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located;
			(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
			(11)	The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

March 24, 2016 HPO File No. 160318



# **PROPERTY LOCATION**

# HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



### **Building Classification**

Contributing
Non-Contributing
Park

901 Harvard (107 E 9<sup>th</sup>) Street Houston Heights South

# **INVENTORY PHOTO**



# **CURRENT PHOTO**





HPO File No. 160318

901 Harvard (107 E 9<sup>th</sup>) Street Houston Heights South

### **3D RENDERING**









March 24, 2016

HPO File No. 160318

901 Harvard (107 E 9<sup>th</sup>) Street
Houston Heights South

# SOUTH ELEVATION – FRONT FACING E 9<sup>TH</sup> STREET

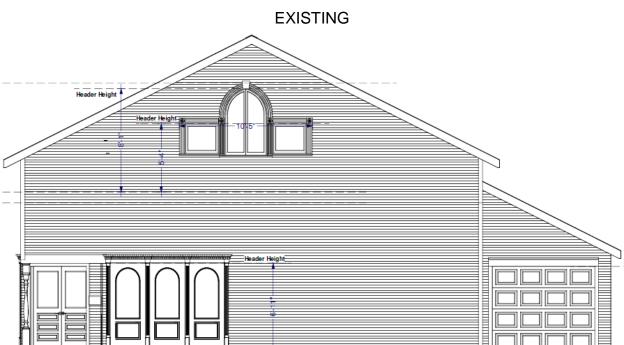
### **EXISTING**





901 Harvard (107 E 9<sup>th</sup>) Street Houston Heights South

# **EAST SIDE ELEVATION – FACING HARVARD STREET**



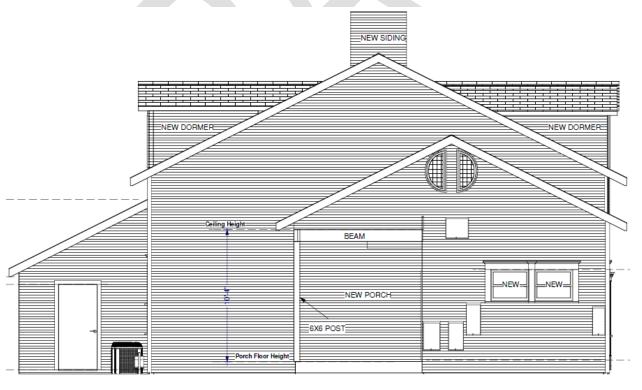
# PROPOSED NEW DORMERS DORMER DEPTH (TYP.) 13-7 1/8" EXISTING EXISTING

901 Harvard (107 E 9<sup>th</sup>) Street Houston Heights South

# **WEST SIDE ELEVATION**





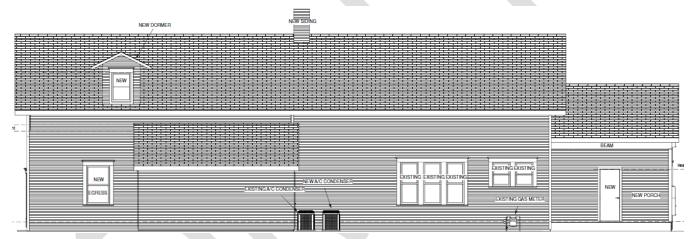


901 Harvard (107 E 9<sup>th</sup>) Street Houston Heights South

# **NORTH (REAR) ELEVATION**

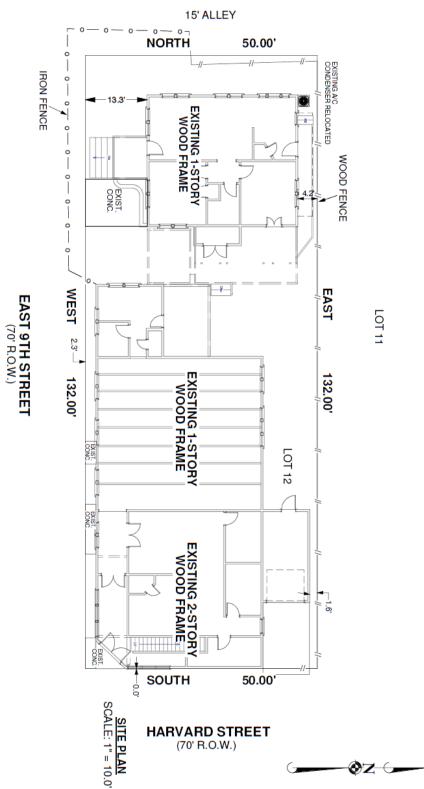
### **EXISTING**

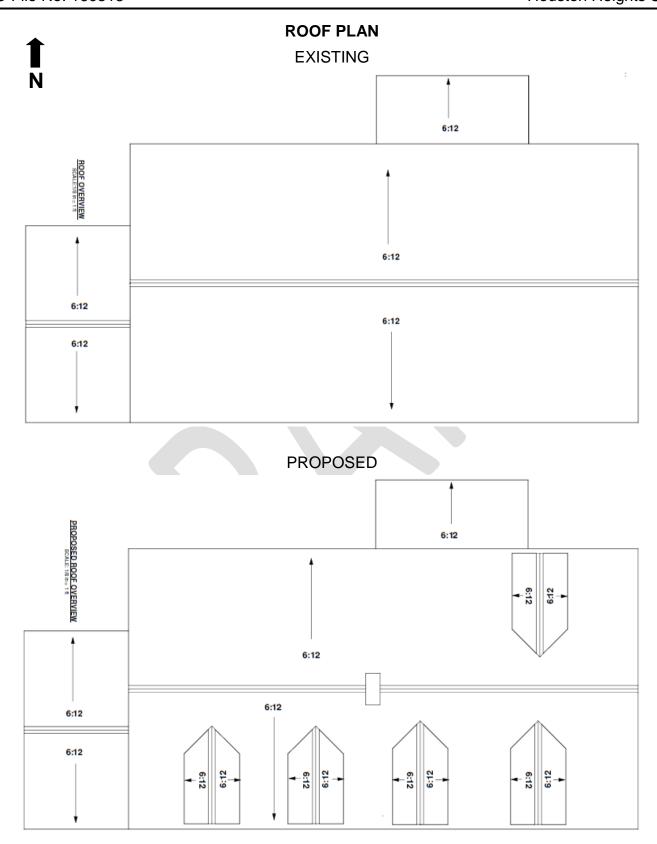




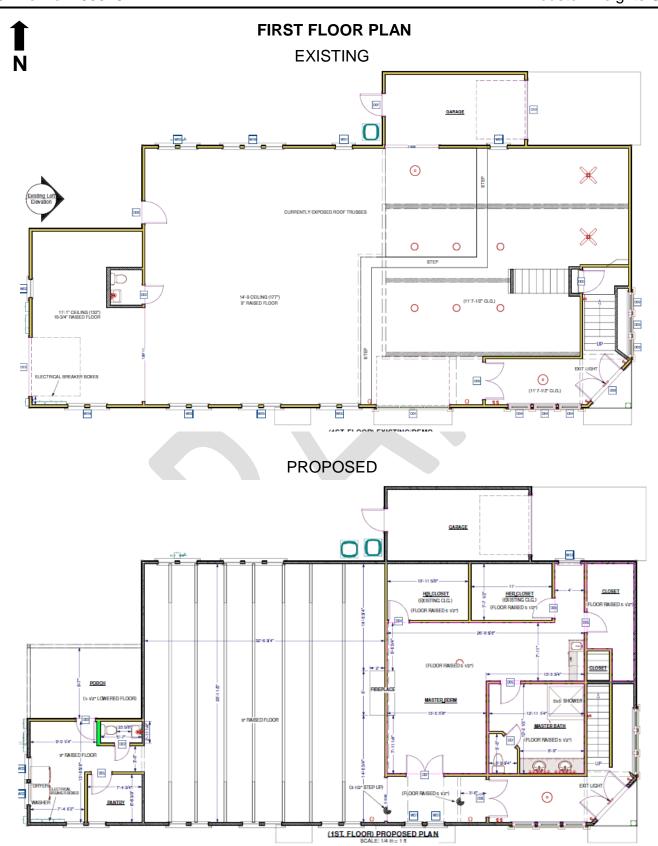
### **SITE PLAN**

### **EXISTING / PROPOSED**





March 24, 2016 HPO File No. 160318

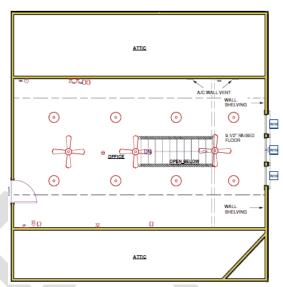


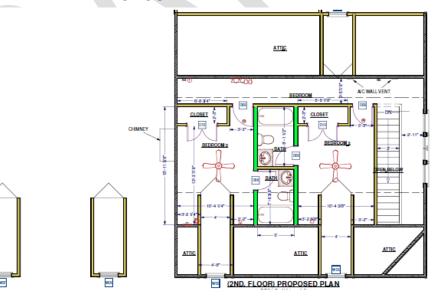
March 24, 2016 HPO File No. 160318



### **SECOND FLOOR PLAN**

### **EXISTING**





# **WINDOW / DOOR SCHEDULE**

### **EXISTING**

DOOR SCHEDULE						
NUMBER	QTY	FLOOR	SIZE		THICKNESS	
D01	1	1	10068	GARAGE-GLASS	1 3/4"	
D02	1	1	2668 L IN	HINGED-DOOR P04	1 3/8"	
D03	3	1	2967 R EX	EXT. HINGED-DOOR E17	1 3/4"	
D04	3	1	3067 R EX	EXT. HINGED-DOOR E17	1 3/4"	
D05	1	1	3068 L IN	HINGED-DOOR E08	1 3/8"	
D06	1	1		EXT. HINGED-DOOR P09	1 3/4"	
D07	1	1	3068 R EX	EXT. HINGED-SLAB	1 3/4"	
D08	1	1			1 3/4"	
D09	1	1	6068 L/R EX	EXT. DOUBLE HINGED-DOOR E08	1 3/4"	
D10	2	1	8068	GARAGE-GARAGE DOOR P02	1 3/4"	
D11	1	2	3068 R EX	EXT. HINGED-DOOR P09	1 3/4"	

WINDOW SCHEDULE						
NUMBER	QTY	FLOOR		DESCRIPTION	TOP	
W01	2	1	2432SH	SINGLE HUNG	89 1/2"	
W02	1	1	2632SH	SINGLE HUNG	90"	
W03	1	1	5332	MULLED UNIT	91"	
W04	1	1	5452	MULLED UNIT	83 1/2"	
W05	3	1	5452	MULLED UNIT	85"	
W06	1	1	8356	MULLED UNIT	91"	
W08	2	2	2724FX	FIXED GLASS	54 7/16"	
W09	1	2	3353DC	DBL CASEMENT-LHL/RHR-AT	87 1/2"	

DOOR SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	THICKNESS	
D01	1	1	2068 L IN	HINGED-DOOR P09	1 3/8"	
D02	1	1	2068 R IN	HINGED-DOOR P09	1 3/8"	
D03	1	1	2668 L EX	EXT. HINGED-SLAB	1 3/8"	
D04	2	1	2868 L IN	HINGED-DOOR P09	1 3/8"	
D05	3	1	2868 R IN	HINGED-DOOR P09	1 3/8"	
D06 D07	1	1	5068 L/R IN	DOUBLE HINGED-DOOR P09	1 3/4"	
D07	1	1	5068 L/R IN	DOUBLE HINGED-DOOR P09	1 3/8"	
D08	2	2	2668 L IN	HINGED-DOOR P09	1 3/8"	
D09	2	2	2868 L IN	HINGED-DOOR P09	1 3/8"	
D10	2	2	4068 L/R IN	DOUBLE HINGED-DOOR P09	1 3/8"	

WINDOW SCHEDULE							
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	TOP	EGRESS	
W01	2	1	2452SH	SINGLE HUNG	89"		
W02	1	1	2630SH	SINGLE HUNG	80"		
W03	2	1	3026SH	SINGLE HUNG	85"		
W04	1	1	3050SH	SINGLE HUNG	89 1/2"	YES	
W05	2	2	26310SC	SNGL CASEMENT-HR	88 1/2"	YES	
W06	1	2	2637SC		49 13/16"		
W07	1	2	2639SC	SNGL CASEMENT-HR	49 7/16"		
W08	1	2	2639SC	SNGL CASEMENT-HR	88 1/2"		

### **PROJECT DETAILS**

Shape/Mass: The existing commercial building has a maximum width of 82.8' and a maximum depth of 50.3' with a ridge height of 25'-2\frac{3}{4}". The lower western portion has a ridge height of 18'-10\frac{3}{4}".

> The applicant proposes to construct five dormers in the roof of the existing commercial structure. The dormers will be 4'-101/2" wide and 6'-9" in tall. Four of the dormers will be installed on the front of the building facing E 9<sup>th</sup> Street. One dormer will be installed facing the rear. The ridge height of the dormers will be 22'-1134". The dormers will be 13'-7" deep. A new centrally located interior chimney will be constructed. The chimney will be 2'-0" x 4'-41/2". An inset porch will be carved out of the existing western lower portion. The inset porch will have a width of 15'-61/4" and will be inset (have a depth of) 10'-1/4". See drawings for more detail.

**Setbacks:** The existing commercial building has a south (facing E 9<sup>th</sup> Street) setback of 2.3'; an east (facing Harvard Street) setback of 0.0'; and a north (rear) setback of 1.6'.

> The existing structure will remain in its current location and the existing setbacks will not be altered as part of this proposal. See drawings for more detail.

Foundation: The existing foundation is a mixture of concrete and block & base. The concrete is approximately 8" above grade. The non-original block & base foundation is 9" above the concrete

The existing foundation is to remain and will not be altered. See drawings for more detail.

Windows/Doors: The existing structure features paired 1-over-1 wood windows and a garage door facing E 9<sup>th</sup> Street. Store front windows and doors wrap the corner. The rest of the structure features 1-over-1 wood windows. An additional garage door is located on the west elevation. The gable on the west elevation also features two half-circle gridded windows. The gable on the east elevation features a gothic-arched Palladian window. An additional garage door is located on the east elevation.

> The existing garage door facing E 9<sup>th</sup> Street will be converted into a pair of windows. The new windows on the first story will be wood. The five proposed dormers will each have a single 1over-1 vinyl window. The existing front doors in the clipped corner (Harvard and E 9th) will be retained, but the glazing will be replaced with stained leaded glass. See drawings for more detail.

Exterior Materials: The existing commercial building is clad with 117 wood siding. This is not the original wood siding. and was installed in 2010.

> The existing 117 wood siding will be removed and replaced with smooth cementitious lap siding with a 5" reveal.

Roof: The existing commercial structure features a composition shingle side gable roof with a pitch of 6:12 and an eave height of 14'-101/2". The lower western portion features an eave height of 11'-41/4".

The proposed dormers will have a composition shingle gable roof with a pitch of 6:12 and an eave height of 20'-83/4". The remainder of the roof will not be altered. See drawings for more detail.

Front Elevation: The existing commercial structure features four pairs of windows, a garage door and a storefront (South) system on the first story. There is no fenestration above.

> The proposed addition will include the removal of the garage door and installation of a new pair of windows. Four dormers will be installed in the roof. A new interior chimney will be installed centrally in the roof. See drawings for more detail.

901 Harvard (107 E 9<sup>th</sup>) Street Houston Heights South

Front Elevation: The first story features a storefront system and garage door while a gothic-style Palladian window

(East) is located in the gable.

The sides of the proposed dormers will extend from the existing roof. See drawings for more

detail.

**Side Elevation:** The existing west elevation features a garage door window and two additional doors on the first **(West)** story while the smaller gable features a two part half circle gridded window.

The existing garage door will be removed and replaced with a pair of windows. The existing window will be removed. The rear (northern) portion of the space will be inset to create a porch. The adjacent door will be removed while the northern door is to remain. . See drawings for more

Rear Elevation: The existing rear elevation features six windows on the first-story.

(North) An additional window will be installed on the eastern portion of the rear while a single window will be removed. A new door will be installed at the inset porch. A single dormer will be installed on

the eastern portion of the roof. See drawings for more detail.

